

Response to questions for RFQ-DP

1. The RFQ-DP makes no mention of reimbursement of any capital costs in the event the Board of Education should request the return of the property before the end of the ten year lease pursuant to the lease agreement. Will the County agree to reimbursement the selected Applicant of any unamortized capital costs in regard to the project in the event the Board of Education should request the return of this property before the end of the 10 year lease period?

No. Applicant will assume risk.

2. The RFQ_DP makes mention of a mandatory referral process and suggests that the winning Applicant is to provide a noise impact analyses and a traffic study in regard to the Mandatory process for submission to the MNCPPC. Who will be the formal applicant in regard to the mandatory referral application? Does the County envision that the winning Applicant pay all costs of the mandatory referral application to the MNCPPC (Montgomery County Planning Board).

County roll in the Mandatory referral process will be determined during license agreement negotiation with the successful applicant. However, as stated in section I, page 2 of the RFQ-DP, the selected Applicant will be solely responsible for all costs and expenses incurred in its development, construction, operation, and maintenance of the soccer fields. The applicant will be responsible for preparing all required documents and managing the process.

3. The RFQ-DP states that applicants are responsible for their own background investigations as to restrictions, if any, bearing upon title, zoning, subdivision, transportation, developability, utilities and physical conditions at the Property, but is silent as to whether the County or the Applicant would pay the costs of removing any restrictions. For example, if the Montgomery County Planning Board should require improvements or changes to Brickyard Road as a condition to approval of the project, would those costs be the responsibility of the County or the Applicant? Does the County currently have any information or knowledge that any zoning approvals for the project will be necessary? If so, again who will pay for this cost? Also, as to utilities, who is responsible for any fees to obtain utilities such as electric, water, etc.

- **The selected Applicant will be solely responsible for all costs and expenses including the costs of removing any restrictions.**
- **The County currently does not have any information or knowledge that any zoning approvals for the project will be necessary.**
- **The selected Applicant will be solely responsible for any fees to obtain utilities such as electric, water, etc. Please note the conditions listed in section IV, page 7 which prohibits lighting, and permanent structure.**